



November 2004

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)

**Vol. 2
No. 11**

Comment on Monorail Station Areas Encouraged

This month the City is hosting community meetings to present draft proposals for how best to integrate the monorail into Seattle's neighborhoods and transportation system.

The following are the third and final round of meetings, where City staff will present draft station area and corridor plans for the entire monorail alignment:

- Nov. 15 - West Seattle High School, 6 p.m.-9 p.m.
- Nov. 16 - Nordic Heritage Museum in Ballard, 6 p.m.-9 p.m.
- Nov. 17 - Bertha Landes Room in City Hall, 5 p.m.-8 p.m.

Structured as open houses, all three meetings will have the same format and materials, providing citizens an opportunity to review and comment on draft plans for the entire monorail alignment. These materials will be posted on the City's website at www.seattle.gov/monorail prior to the open houses. The comment period will continue through Friday, Dec. 3, 2004.

The Mayor intends to submit a final "Integrating the Monorail Report" to the City Council in early 2005.

see **monorail update** on page 12

Monthly Highlights

- Zoning changes proposed to revitalize Broadway, pg. 2
- Comp Plan at Council; housing growth exceeds projections, pg. 3
- Design Review Boards recruiting members, pg. 4
- New planning commissioners sought, pg. 5
- Building 21st century neighborhoods, pg. 6
- Planning exhibit highlights a transforming Seattle, pg. 6
- Seattle: a city in motion, pg. 7
- Finding the right codes for your project, pg. 8
- Project questionnaire will enhance permit process, pg. 9
- Surviving Ivan: proof that building codes work, pg. 10



Join David Dixon, well known urban planner with Goody Clancy Associates, for an important discussion on the challenges and advantages of density and the needs of Seattle's urban neighborhoods:

**Monday, Nov. 15
5:30-7:30 pm.
Seattle City Hall
Bertha Landes Room
(details on pg. 6)**

Share Your Thoughts on Northgate Projects at Forum

Northgate community members are invited to give feedback on plans for two upcoming projects—the major expansion of the Northgate Mall and the Coordinated Transportation Investment Plan for the Northgate area. These plans will be presented at a public forum, hosted by the Northgate Stakeholders Group, on:

Tuesday, Nov. 9, 6-9 p.m.

North Seattle Community College Cafeteria
(located in the College Center Building)

The first hour of the forum will be an open house, with stakeholders and City staff available to answer questions. The remainder of the meeting will focus on the topics listed above. This is the second forum hosted by the stakeholders and the City this year.

see **northgate revitalization** on page 2

insideinfo

City Planning Activities.....	2-7
Design Review Program.....	4
Seattle Design Commission.....	5
Demographic Snapshots.....	7
Technical Codes.....	8-10
Permit Process Improvements.....	9
Publication Updates.....	13
How to Reach Us at DPD.....	14

Visit us online anytime.

www.seattle.gov/dpd



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle.”

Mayor Proposes Changes to Revitalize Broadway

As part of the City of Seattle's Broadway Revitalization Strategy, Mayor Nickels is proposing land use and zoning changes in the Broadway district to improve the retail mix and create redevelopment opportunities.

Between 2000 and 2002, the Broadway Business Improvement Area (BIA) saw a 20 percent decrease in revenues from previous years. Anchor tenants, such as Fred Meyer and the Gap, have either closed or have moved away. Broadway now lacks its formal appeal, and panhandling and drug activities are perceived to be on the rise.

To contribute to the Broadway business district's recovery, the Mayor is proposing land use and zoning changes to support the redevelopment of key sites—primarily consisting of parking lots or other underdeveloped properties. The proposed changes are intended to stimulate Broadway's appeal to developers, allowing Broadway to successfully compete with neighboring streets such as Pike and Pine for new business and housing growth. Along these streets, taller buildings are allowed and less residential parking is required than along Broadway.

see **broadway revitalization** on page 5

northgate revitalization, *cont. from page 1*

The stakeholders, a citizen advisory group to the Mayor and City Council, also will report to the community on:

- accomplishments since the May 13 community forum, including how the public's input was used in developing stakeholder group advice and how the City has used that advice; and
- Northgate-related projects and proposals including:
 - the new library and community center;
 - Thornton Creek Water Quality Channel and the Lorig proposal;
 - Open Space and Pedestrian Connections Plan completion;
 - the 5th Avenue Northeast Streetscape project; and
 - the appointment of Benson Shaw as Northgate's Artist-in-Residence.

—Northgate Stakeholder Group Meeting Nov. 18

Following the forum, the stakeholder group is scheduled to finalize its advice to the City on the Northgate Mall redevelopment proposal at its next meeting on Thursday, Nov. 18, 4-7 p.m., at North Seattle Community College, Room ED2843A (in the Dr. Peter Ku Education Building). The public is welcome to attend all regular stakeholders working sessions.

The Northgate Stakeholders Group will continue its work through 2005, and plans to advise the City on several issues and proposals important to the success of the area.

For more information on the community forum, stakeholder working sessions, or projects planned for Northgate, visit the new “Northgate Revitalization” website at www.seattle.gov/dpd/planning/northgate or contact:

Mark Troxel, DPD Planner
(206) 615-1739, mark.troxel@seattle.gov

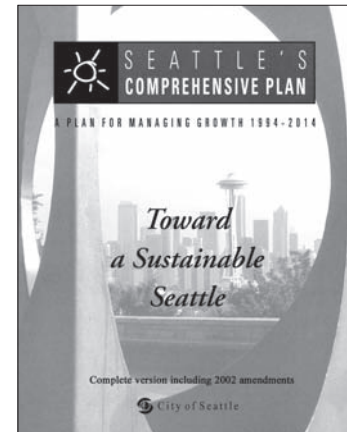
Comp Plan

10-Year Update

Council Taking Comments; Vote Scheduled for December

In early August, DPD forwarded the Mayor's recommended Comprehensive Plan (Comp Plan) amendments to the City Council. The Council's Urban Development and Planning (UDP) committee has now held three meetings to consider issues raised by the recommendations, making preliminary decisions on some of the Mayor's recommendations.

The Council will continue to take written public comments on the Mayor's recommended amendments and the Council's preliminary decisions until Nov. 24. The UDP committee will meet on Dec. 8 to vote on the complete package, and the full Council will vote on Dec. 13.



Housing Growth at 10-Year Mark Larger Than Expected

In the 10 years since adopting its Comp Plan, Seattle has experienced a net increase of almost 23,000 housing units—significantly more than the 17,000 projected for this time period. This total represents net new units, with demolished units already subtracted. Over the 20-year period covered by the initial plan (1994-2014), the City was planning for between 50,000 and 60,000 housing units.

Highlights of housing data collected in the last 10 years include:

- At least 2,500 units were produced each year between 1999 and 2003.
- The highest production year during this period was 2001, when over 3,800 units were completed.
- 1,600 units were added from January to September 2004.
- Of all the net new units, about 72 percent have been inside urban centers and villages, which almost meets the goal of 75 percent for these areas.
- The location that added the most units was the Downtown urban center, where almost 5,300 units have been added, nearly 3,200 of those in Belltown.

If you have questions about the 10-year update to Seattle's Comp Plan, please contact:

DPD Comp Plan Staff
(206) 233-0079, compplan@seattle.gov

Neighborhood Business District Strategy Planning Efforts Move Forward

The City of Seattle's Neighborhood Business District Strategy (NBDS) planning effort has provided an opportunity for citizens to help shape how their neighborhood will accommodate future growth and development. The City's efforts have also provided a forum for continued public involvement and comment on the broader strategy to stimulate the vitality and enhance the character of neighborhood business districts throughout Seattle.

DPD planners presented a draft proposal at two public forums in September and met with six neighborhoods—East Madison, Columbia City, Admiral, Lake City, Eastlake, and Greenwood—throughout October to specifically discuss mapping a new or expanded pedestrian designation to reinforce the pedestrian-oriented retail core of these areas.

DPD will forward proposed NBDS legislation to Mayor Nickels by the end of 2004; the

Mayor will forward his recommendations for the strategy, including amendments to the City's neighborhood commercial and commercial zoning, to the City Council in early 2005. The City Council will hold a public hearing before making any changes to Seattle's Land Use Code.

For more information on the NBDS proposal for all six neighborhoods, visit the NBDS website at www.seattle.gov/dpd/planning/nbds or contact:

nbds@seattle.gov
(206) 386-9761



Opportunities to Serve in 2005

The following 11 Design Review Board positions will become vacant in April 2005:

- At-large design professional/architect representative:
Queen Anne/Magnolia Board
Southwest Board
Northeast Board (one-year appt.)
- At-large community representative:
Northeast Board
- At-large developer representative:
Downtown Board
- Local business representative:
Northeast Board
Queen Anne/Magnolia Board
- Local residential representative:
Queen Anne/Magnolia Board
Southwest Board
Downtown Board
Capitol Hill/First Hill/
Central District

How to Apply

Individuals may apply for one of the above vacancies, or for other positions that may become available from time to time. Women, persons with disabilities, sexual minorities and persons of color are encouraged to apply. All Board members must reside within the Seattle city limits. Interviews will be held in January 2005.

Send a resume and an application form by Dec. 17, 2004, to Tom Iurino at the address below. For a copy of the application form, contact:

Tom Iurino, DPD Planner
(206) 615-1457, tom.iurino@seattle.gov



"The Design Review program provides a valuable public forum for promoting superior urban design in development projects in our community. I encourage people interested in the quality of our built environment to consider serving on one of the Design Review Boards,"

– Mayor Gregory J. Nickels

City Seeks Design Review Board Applicants

Serving on one of Seattle's Design Review Boards offers an excellent opportunity to provide guidance to the design of individual projects in the city and to stay abreast of development activity in your neighborhood. From now until Dec. 17, 2004, DPD is accepting applications for vacant positions on several of the seven boards.

Design review provides an alternative to prescriptive zoning requirements and foster new development that better responds to the character of its surroundings. Each five-person Design Review Board holds public meetings, twice a month during the evening, to evaluate the design of development projects based upon citywide and neighborhood-specific design guidelines. Projects reviewed include mixed-use developments, multifamily housing, and commercial projects of certain sizes.

Each board includes:

- design professional/architect (at large)
- development representative (at large)
- community interest (at large)
- business community representative (local)
- residential representative (local)

At-large members can reside anywhere in the city. The local business and local residential representative members must be nominated by a business or community organization in the corresponding neighborhood. Board members serve two-year terms, which are renewable for another two years. Members receive no financial compensation.

Applicants should have knowledge of or interest in architecture, urban design and the development process; the ability to listen and communicate effectively at a public meeting; and the ability to work well with others under pressure. Prior experience with community or neighborhood groups is a plus.

For more information, contact:

Tom Iurino, DPD Planner, (206) 615-1457, tom.iurino@seattle.gov

Note: In the September 2004 edition of dpdINFO, we failed to properly give credit for images used in the Design Review 10th Anniversary story. Images were provided by CollinsWoerman, GGLO, and Sienna Architecture Company. Complete details are in the online version at www.seattle.gov/dpd/Publications/info/info2004-10.pdf.



The Seattle Planning Commission is an independent body that advises the Mayor, City Council, and City departments on broad goals, policies, and plans for Seattle's physical development.

Three New Seattle Planning Commissioners Sought

Mayor Greg Nickels is looking for candidates to serve in three positions on the Seattle Planning Commission, beginning in January 2005. Planning Commission members are appointed by the Mayor and confirmed by the City Council to serve renewable, three-year terms. Commissioners must reside in Seattle and serve without compensation.

"I urge those with a strong background in transportation, land use and community development, and a passion for keeping Seattle a great city, to consider this important work," said Mayor Nickels.

The 15-member commission advises City officials on citywide planning goals, policies and plans. The commission periodically conducts public involvement processes to solicit public comment and provides formal and informal comment and recommendations on city policies and plans.

The commission reflects a broad range of professional and community experience and perspectives and seeks to be representative of the cultural diversity of the Seattle community. It includes residents from different city neighborhoods, including at least one engineer, one architect, an urban planner, and citizens who are active in neighborhood

or community affairs. The commission is seeking candidates with skills and experience in transportation planning, comprehensive and land use planning, housing development, and/or small business experience.

Participation in the Planning Commission requires a significant commitment. This includes attendance at monthly meetings (second and fourth Thursdays of each month) and participation on at least one sub-committee that meets monthly. Commissioners also attend and participate in relevant public meetings and events.

To be considered for appointment to the Commission, please send a letter of interest and resume by Nov. 25, 2004 addressed to Mayor Greg Nickels c/o:

Barbara Wilson
Seattle Planning Commission
700 5th Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

For questions about the Seattle Planning Commission and the search for commissioners, contact:

Barbara Wilson, Acting Director
(206) 684-8694, barbarae.wilson@seattle.gov

broadway revitalization, *cont. from page 2*

Specifically, the proposed land use and zoning changes will:

- Reduce residential parking requirements for new construction to match anticipated demand (as indicated by the 2000 census).
- Adjust residential amenity requirements (e.g. balconies, roof-top decks, or exercise rooms) to more closely align with downtown amenity requirements.
- Address split zoning issues.
- Increase height limits along Broadway from 40 feet to 65 feet.

The proposed changes were informed by a market and development feasibility analysis of the Broadway Neighborhood Business District, commissioned by community stakeholders and the City of Seattle in 2003, and conducted by Gardner/Johnson LLC.

Zoning changes are only part of the Broadway Revitalization Strategy—a strategy that includes storefront improvement grants, addressing public safety concerns and more. To learn more, visit www.seattle.gov/dpd/Planning/Revitalizing_Broadway, or contact:

Roque Deherrera, DPD Planner
(206) 615-0743, roque.deherrera@seattle.gov

Event to Focus on Shaping 21st Century Neighborhoods in Seattle

New challenges for shaping growth and building great urban neighborhoods in the 21st century will be addressed at an upcoming event featuring David Dixon, a well known urban planner with Goody Clancy Associates of Boston, Mass.

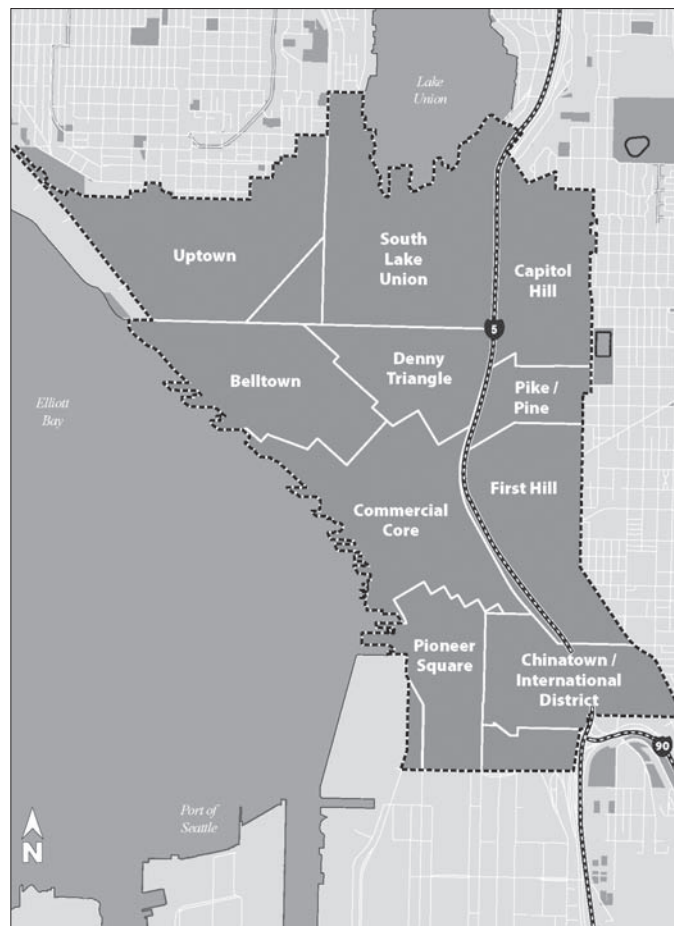
Dixon will speak about successful neighborhoods in the new urban environment, focusing on the challenges and advantages of density and the needs of our urban neighborhoods.

Monday, Nov. 15, 5:30–7:30 p.m.
(Dixon presentation at 6 p.m.)
Seattle City Hall's Bertha Landes Room
600 Fourth Ave. (entrance on Fifth Ave.)

This event is part of Mayor Nickels' Center City Seattle project—a strategy for the downtown core and the nine adjacent neighborhoods which focuses on economic growth, transportation, new housing, and great urban neighborhoods.

Over the next 20 years it is anticipated that Center City Seattle will receive over half of the new housing and jobs coming to Seattle—an estimated 57,000 new jobs and over 24,000 new housing units. Major changes coming include the replacement of the viaduct, the redevelopment of the central waterfront, light rail, the monorail, the Westlake streetcar, new and improved parks, biotech development, and new mixed use development. For more info contact:

Kristin Moore, DPD Planning Outreach
(206) 615-1486, kristin.moore@seattle.gov



Major changes affecting the Center City Seattle area include viaduct replacement, central waterfront redevelopment, light rail, the monorail, the Westlake streetcar, new and improved parks, biotech development, and new mixed use development.

Exhibit Showcases Seattle's Transformation through Planning and Design

In October an exhibit showcasing how design excellence and urban planning are transforming Seattle opened in the base of Seattle Municipal Tower.

Created by DPD's City Planning group, the exhibit highlights significant projects located downtown and in other neighborhoods, as well as projects that affect the entire city.

Exhibit themes include "Rich History and Past Transformations," "Who We Are: Seattle's Demographics," "Seattle City Planning: A Vision for the Future of Our City," and "Transforming

Seattle: A City in Process." One board describes the role of DPD's five-part City Planning group.

The exhibit is located in the lobby of the 3rd floor level of Seattle Municipal Tower at 700 Fifth Ave. (The third floor level is

one floor below Fifth Ave.) For more information on the Urban Design and Development Exhibit, please contact:

Layne Cubell, DPD City Planning
layne.cubell@seattle.gov
(206) 233-7911

Upcoming Exhibit Attractions

Key projects transforming Seattle that will be featured in the Urban Design and Development Exhibit over the next year include:

- Central Link Light Rail (late fall 2004)
- Seattle's Central Waterfront Plan (winter 2005)
- High Point Revitalization (spring 2005)
- Northgate Revitalization (summer 2005)

Demographic Snapshots

a periodic look at
Seattle's population
& housing changes
from the City
Demographer

Seattle: A City in Motion

Seattle is a city of movers. According to Census 2000, nearly one third of Seattle residents had moved here after 1995. Only Austin, Texas had a higher percentage of newcomers among the country's 25 largest cities.

Just 5 percent of Seattle residents living here in 2000 moved here after 1995 from other areas of King County and 7 percent from other counties in Washington state. Nineteen percent arrived from beyond the state's borders; 14 percent from other states; and 5 percent from outside the U.S. (not all of these were immigrants; some were U.S. citizens living abroad in 1995).

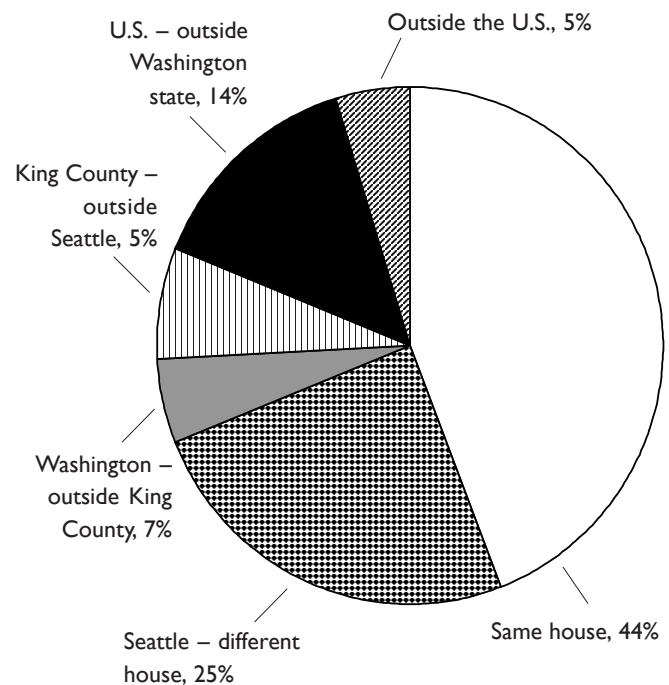
Even residents already living in Seattle in 1995 were on the move—one quarter of the city's residents moved within the city limits between 1995 and 2000. Strikingly, only 44 percent of Seattle's residents lived in the same house in 2000 as they had in 1995.

Seattle's residents were more likely to have lived out of state in 1995 than was the case for the remainder of King County. By contrast, King County's movers were much more likely to have come from another city or town within King County.

For more info, visit www.seattle.gov/dpd/demographics or contact:

Diana Cornelius, City Demographer
(206) 615-0483, diana.cornelius@seattle.gov

Where Seattle Residents Lived Five Years Prior to the 2000 Census



Source: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3) sample data

Where Seattle Residents Lived Five Years Prior to the 2000 Census

RESIDENCE IN 1995 (relative to 2000)	PERCENT OF RESIDENTS	
	SEATTLE	KING COUNTY (minus Seattle)
Same house	44.1	49.4
Different house	55.9	50.6
Same city	24.9	6.5
Different city/town in King County	5.3	23.4
Elsewhere in Washington	6.9	5.5
Elsewhere in the U.S.*	14.1	10.6
Outside the U.S.	4.8	4.6
TOTAL	100.0	100.0

* Includes Puerto Rico.

Source: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3) sample data

An inside look at the latest technical code developments



About the New Codes

The 2003 editions of the International Building, Mechanical and Fire Codes became effective for Seattle and all of Washington in 2004, succeeding the Uniform Codes for Building, Mechanical and Fire.

However, the Uniform Plumbing Code, National Electrical Code, and Washington State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.

Copies can be purchased from DPD's Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467, or:

- WA Assn. of Building Officials (360) 586-6725, www.wabo.org
- International Code Council (ICC) (800) 284-4406, www.iccsafe.org
- ICC Bellevue office, (425) 451-9541, 2122 112th Ave, Suite C
- UW Bookstore, (800) 335-7323 www.bookstore.washington.edu

— Seattle Amendments

The insertion pages containing the Seattle amendments to the I-Codes—except for the IBC (see below)—are available from the PRC (see above).

— Special IBC Alert

If you purchase the full International Building Code (IBC) now you will not be able to use it once the Seattle amendments become available by the end of the month. The Seattle amendments are being produced as a custom Seattle Building Code so that they are seamlessly integrated into the IBC (i.e., you will not need to remove IBC pages and insert Seattle pages).

We apologize for any inconvenience, but production changes have made the custom code unavoidable.

What Codes Do You Need?

Our October 2004 technical codes article explored changes to the seismic design of buildings in the 2003 Seattle Building Code (SBC). This month, we hope to clear up the confusion caused by an abundance of codes that one must adhere to when building in Seattle.

Does it seem like there are more codes than you can shake your fist at? Are you feeling beset by acronyms like IFGC, ANSI and VIAQ? If so, this article may help you. We tried to summarize and categorize the new codes and list the codes needed for the usual permit applications below. As with most things these days, there is a caveat—complex or unusual projects may require other codes; this article includes only the basics.

Single-Family Residences and Townhouses*

- 2003 International Residential Code (IRC)
- Seattle IRC amendments
- Washington State Ventilation and Indoor Air Quality Code (VIAQ)
- 2003 Washington State Energy Code with Seattle amendments
- 2003 Uniform Plumbing Code (UPC)
- Seattle/King County amendments to 1997 UPC (The amendments are expected to be updated in early 2005. In the meantime, the 1997 amendments are still in force.)
- 2002 National Electrical Code
- 2002 Seattle Electrical Code Supplement

Other Buildings

- Seattle Building Code (consists of International Building Code with Seattle amendments integrated into it.) As of press time, this code is expected to be available by the end of the month.
- ICC/ANSI A117.1-1998 Accessible and Usable Buildings and Facilities (The state of Washington no longer adopts a unique accessibility chapter.)
- ASCE 7 Minimum Design Loads for Buildings and Other Structures (published by the American Society of Civil Engineers)
- Appropriate structural standards for the type of construction materials

Mechanical Systems Other than Propane

- For all mechanical systems:
 - 2003 International Mechanical Code
 - Seattle IMC amendments
- Residential buildings also need:
 - Washington State Ventilation and Indoor Air Quality Code (VIAQ)

see **seattle code needs** on page 9

**Townhouses are defined as attached units that extend from foundation to roof. Dwellings with a garage or other space below that is shared with other units are not considered townhouses.*

seattle code needs, *cont. from page 8*

- Fuel gas installations also need:
 - 2003 International Fuel Gas Code
 - Seattle amendments to IFGC

Propane Systems

- ANSI Z223.1/NFPA 54 National Fuel Gas Code, 2002 edition
- NFPA 58 Liquefied Petroleum Gas Code, 2001 edition

Plumbing Systems

- 2003 Uniform Plumbing Code
- Seattle/King County amendments to 1997 UPC (The amendments are expected to be updated in early 2005. In the meantime, the 1997 amendments are still in force.)

—Helpful I-Codes Flyers

“Get to Know the I-Codes,” a new series of flyers that explores the differences between the Uniform and International Codes, is now available online at www.seattle.gov/dpd/techcodes.

Printed copies are available from DPD’s Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

For more information on changes brought on by the International Codes, visit DPD’s Technical Codes website at www.seattle.gov/dpd/techcodes or contact:

Maureen Traxler, DPD Code Development Analyst Supervisor
(206) 233-3892, maureen.traxler@seattle.gov

I-Codes Trainings

I-Code trainings are offered by the following organizations:

- WA Assn. of Building Officials
(360) 586-6725, www.wabo.org
- International Code Council
(800) 284-4406, www.iccsafe.org
- American Inst. of Architects-Seattle
(206) 448-4938, www.aiaseattle.org
- Structural Engineers Assn. of WA
(206) 682-6026, www.seaw.org
- Building Industry Assn. of WA
(360) 352-7800, www.biaaw.com
- Master Builders Assn. of King & Snohomish Counties
(425) 451-7920, www.mba-ks.com

DPD Technical Codes Support

- **Building Code**
(206) 684-4630
Hours: M-F, 1 p.m.-4:15 p.m.
- **Electrical Code**
(206) 684-5383
Hours: M/W/F, 7:30 a.m.-5:30 p.m.
Tu/Th, 10:30 a.m.-5:30 p.m.
- **Energy/Mechanical Code**
(206) 684-7846
Hours: M-F, 1 p.m.-4:15 p.m.

PERMIT PROCESS IMPROVEMENTS

DPD Launching Project Questionnaire to Enhance Permitting Process

This month DPD launched a new form called a “Project Questionnaire,” which is designed to obtain more detailed information from permit applicants in advance on issues that can affect project design and costs.

The earlier feedback will be particularly helpful in improving referral and coordination with other City departments and agencies that have a role in reviewing DPD permit applications and can affect the development of private property. These often include the Seattle Department of Transportation, Seattle Public Utilities, Seattle Fire Department, Seattle Parks and Recreation, Seattle City Light, the Department of Neighborhoods, and King County Health.

The project questionnaire is now available online at www.seattle.gov/dpd/publications/forms, as well as in DPD’s Applicant Services Center, 20th floor of Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8850.

If you have questions about the project questionnaire, please contact either of the following co-managers of the DPD Applicant Services Center:

Carlee Casey
(206) 684-8850
carlee.casey@seattle.gov

Roberta Baker
(206) 684-8850
roberta.baker@seattle.gov

A Mighty Wind

Proof the Florida Building Code Works

While hurricanes like Florida experiences are unlikely to ever hit Seattle, other natural forces with potential for disaster are at work here. The articles on pages 10 to 11, both written by Tam Landis, a certified building official in Florida who lived through Hurricane Ivan in September 2004, show how good building codes and code enforcement can protect us from natural disasters.

The devastation of Hurricane Ivan has left no corner untouched in both Escambia and Santa Rosa Counties. At first, attention was mainly focused in the aftermath of the homes located on Pensacola and Navarre Beaches and Perdido Key. But it was soon discovered that Ivan's wrath didn't stop there. Its destructive winds and gale force rains were so widespread that they reached into communities believed to be tucked away safely in little inlets around the Pensacola and Milton area.

The University of West Florida (UWF) was one of these areas, and Ivan's brutality is readily visible in the campus's infrastructure, buildings and once beautiful surrounding green vegetation. The day after the storm, the initial estimation showed more than 2,000 trees were downed and incoming as well as internal campus power lines twisted and marled. More than 50 buildings, roofs and structures were damaged, making several buildings totally uninhabitable. There was also water contamination. It was a grim picture that provided an initial price tag of \$30 million.

However, as university personnel continued to estimate the damage, and began the process of contracting and rebuilding, there was some good news to be found in the aftermath of Hurricane Ivan—the destruction could have been much, much worse.

A great deal of the credit for this news goes to the tougher Florida Building Code that was implemented after Hurricane



Ivan caused an estimated \$3 million in roof, envelope and interior water damage to the University of West Florida's natatorium, built to the pre-Hurricane Andrew Florida Building Code. Photo credit: Tam Landis

Andrew in 1992. These codes have provided us guidelines and minimum requirements to protect our buildings in hurricane zones. And, the codes are constantly being updated from lessons learned and incorporating new technologies.

As testimony to the success of the Florida Building Code, the university just completed and opened the International Center and Japan House in July 2004, a \$2.1 million project. During the hurricane, trees were uprooted around the building, while 130 mph winds and rain pounded the structure. In the aftermath, the roof and walls remained intact and unscathed with no damage.

There are also other campus buildings and structures that provide more testimony to the success of the Florida Building Code. These include Argo Hall and Pace Hall; new roofs on the University Commons; Classroom 13; Archaeology warehouse;

theatre; the new villas, retail and ticket booths at Pelican Park; new lighting at the athletic field; and new gazebos.

In October 2003, UWF broke ground on its new Health, Leisure and Sports Complex, a multi-million dollar project that will consist of indoor sports courts, running track, weight/aerobic rooms and a rock climbing wall. The facility, although still under construction, already had its walls and roof in place, which makes it a prime candidate for damage, but it was only minimal. Notably, this building has also officially passed actual hurricane field-testing.

The bottom line is that all of these structures withstood the test of Hurricane Ivan, but more importantly, all of these structures sustained zero damage from the hurricane. Proof the Florida Building Code is working and works well.

Surviving Ivan

A Building Official Rides Out the Storm in Florida

This morning I sat in my driveway watching a hummingbird peck fruitlessly at the red brake light on the rear of my car as there are no flowers left to feed on and I reflected over the past 48 hours. The face of Pensacola has changed as I have known it all my life. And while sitting here in my office enjoying the luxury of power and air conditioning I feel moved to share the following:

Most everyone in Pensacola was without power by 6:30 p.m. on Sept. 15. I went on to bed and hoped to sleep through the veritable Hurricane Ivan. However, at midnight I was awakened by the howling sound of wind; not unlike a freight train passing by, along with the noise of debris hitting the house. I got up and felt the walls begin to “breathe,” very much like a diaphragm. Fearing something would break through one of the windows which were not shuttered, I quickly gathered my aging mother and took her into the interior of the house, closing all doors to the perimeter rooms behind me.

The night proved to be unlike any I had ever lived through. Erin, Opal, Georges and even Frederick in 1979 can not compare to the strength of Ivan and the devastation which was later revealed. In the darkness of the night, only your imagination can give vision to the sailing missiles hitting the

house. I hoped and prayed that my roof would remain and that we’d make it through this nightmare. Ivan continued relentlessly until approximately 7:00 a.m., at which time I finally got the courage to open the garage door (also still there) and take a look.

My neighborhood was desecrated. Trees went through roofs, roofs were gone, most gable ends blown out. But let’s look at the bright side: my roof was one of only two in my neighborhood completely unblemished. I did not lose one shingle. I personally inspected my new roof as it went on last year by the most reputable roofing contractor in town. There is something to be said about using the correct shingles with the correct nailing and the correct installation procedures. One of my first testimonials of many to come.

I made my way to work Thursday around 10:00 a.m., when the winds died down enough to be able to drive a vehicle. I knew damage assessment would be my first order of business. The University of West Florida is home to thousands of students and a shelter for many in the community. My ordinary 12-minute drive took 1 hour and 15 minutes of careful navigation around downed trees, power lines and debris. A harrowing experience to say the least knowing the area was most likely under a 24-hour curfew.

I went back home Thursday night, exhausted, to a home with no power, no water and no phone service. I have heard that Plant Christ, our Gulf Power generating plant went down in the storm. There is word that one of the four hospitals in Pensacola may have power on Monday. Naturally, the hospitals are the priority. If you have seen the news (I have not, I have only heard) I understand they are airing footage of the I-10 bridge that got breached in the storm. Well, the power plant is located directly behind that bridge.

I made it back to work on Friday. The roads were a bit easier to travel by then. My staff also made it in and we collectively did a very “down and dirty” damage assessment of the 92 buildings on the main campus. Two of us then ventured downtown to survey the University’s 25 structures located there—another \$1.2 million worth of damage. We took a quick drive by Pensacola City Hall. I used to have a great office on the 5th floor of City Hall looking out over Pensacola Bay. This building no longer has a roof and many of the windows were blown out. I don’t know where the City’s Inspec-



ABOVE: Two buildings along Orange Beach, Ala., before Hurricane Ivan. **BELOW:** Ivan decimated the building on the left while the building on the right seems to have only lost its stairs and walkway. Photo credit: U.S. Geological Survey



see **surviving ivan** on page 13

—*Framework for Planning*

City staff used Seattle's Comprehensive Plan and individual neighborhood plans to establish the policy and planning framework for the monorail effort, including issues in the corridor between stations and in sub-areas served by the monorail in addition to the quarter mile around each station.

Recommendations are presented by segment, with each segment including three to four station areas and the corridors between them. Each segment contains proposals and recommendations addressing the following issues:

- **Corridor operations and streetscape**—how streets under the guideway function and look
- **Land use and zoning**—does the coming of medium capacity fixed transit warrant changes to the existing zoning and/or the addition of an overlay in the immediate station area to take advantage of future development opportunities?
- **Access** to and from the station (pedestrian, bike, transit)
- **Parking**—strategies to minimize potential adverse parking impact on communities surrounding the monorail stations such as residential parking zones, time limited parking and load/unload zones while accommodating the need for residential, business and employee parking and areas for loading/unloading
- **Strategic development sites and opportunities**—any remainder, adjacent or nearby parcel whose development/redevelopment could be a key component to the future success of the monorail system and the surrounding neighborhood

■ **Public realm**—long-term planning activities which could enhance the surrounding neighborhood through leveraged public and private investments in a specific improvement such as a comprehensive streetscape treatment

Each of the above issues—identified as an element of each draft plan—work in concert to integrate the monorail system into Seattle's developed urban fabric.

—*Community Involvement*

Over the past 18 months, the City monorail team attended approximately 180 community- and neighborhood group-sponsored meetings.

The purpose of this outreach has been to ensure that:

- the City, as the steward of the public realm, visit the communities affected by a major project like the monorail to assure community members that the City is planning for the project with their best interests in mind;
- community members know where to direct their questions regarding a project that has the potential to fundamentally change how public transportation is incorporated into and impacts their neighborhood; and
- City staff receive direction, input and feedback on their planning efforts prior to making final recommendations or taking any final action.

In addition to attending other groups' meetings, the City team has sponsored three rounds of community meetings to discuss the issues and opportunities associated with each station. The City's goal was to give more complete presentations to a

variety of community groups in order to engage community members in discussions that will inform the final product.

In late 2003 and early 2004, staff reviewed the areas beyond each station area to incorporate issues and opportunities along the Green Line corridor associated with the introduction of the monorail guideway in a segment-based approach.

The second set of meetings was held in June 2004 to present "concept plans" for each of the segments and station areas. These plans identified potential actions based on the previously identified issues and opportunities, existing conditions in neighborhoods, and desired future conditions. The adopted neighborhood plans also served as the foundation for identifying potential actions and included issues of street operations and design, topography and land uses.

In anticipation of the third round of meetings in November, staff attended standing October community meetings along the alignment to present maps and preliminary summaries of the draft station and corridor area plans. Community members reviewed the summaries, with graphics illustrating specific corridor designs and other actions, and provided in-depth feedback on the proposed actions.

For more information, please visit the Station Area Planning website at www.seattle.gov/monorail/stationplanning.htm.

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tion Department is going to operate from but I know it won't be from City Hall for a long time to come.

As I surveyed the damage, I can honestly testify that the pre-Andrew construction versus the post-Andrew construction and enforcement practices have made an incredible difference. The job we have been doing has made a terrific difference for so many that we'll never know.

The good news: last night I sat out in my backyard and pondered the plethora of stars one normally wouldn't see because of light pollution. My

travel down "Scenic Highway" in Pensacola is now much more "scenic" because the trees are gone and you can see the bay. I know that the job we all do is truly an honor as well as a solemn responsibility and that if we do our jobs well, we CAN protect life, health and welfare of our citizens.

Tamara Landis, certified building official, is a building code administrator for the University of West Florida in Pensacola and the president of the Northwest Florida Chapter of the Building Officials Association of Florida. These articles were reprinted with her permission.

PUBLICATION UPDATES

Client Assistance Memos

The following Client Assistance Memos (CAMs) have been updated to reflect code citations and revisions due to the adoption of the International Building and Residential Codes in Seattle:

- **CAM 108**, *Regulations Governing Child Care Centers*
- **CAM 119**, *Regulations for Barrier-Free Accessibility*
- **CAM 313**, *Required Predesign Conferences for High-rise Structures and Buildings with an Atrium*
- **CAM 316**, *Subject-to-Field-Inspection (STFI) Permits*
- **CAM 321**, *Rockerries: Prescriptive Design Installation Standards*

Additionally, the following CAMs have been updated as detailed:

- **CAM 419**, *Commissioning for Nonresidential Mechanical and Lighting Systems*, has been updated with 2003 Seattle Energy Code requirements for completion and commissioning.
- **CAM 503**, *Side Sewer Permits in Seattle*, has been updated to reflect the change of "side sewer site plan" to "side sewer as-built plan"; other additions include references to temporary dewatering, a surface water prevention plan, and temporary erosion and sedimentation control (TESC).
- **CAM 504**, *Side Sewer As-Built Plan Requirements*, has been updated with a title change from "Side Sewer Site Plan."

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

Director's Rules

RESCINDED: The following Director's Rules (DRs) are obsolete as a result of revisions to the Energy Code and were rescinded effective Oct. 22, 2004:

- DR 3-87, *Energy Consumption and Peak Demand Information for Environmental Review*
- DR 7-2002, *Alterations to WaterSource Heat Pump Systems in Existing Buildings*
- DR 19-2002, *Use of SeattleENVSTD Computer Program to Demonstrate Nonresidential Building Envelope Compliance with the 2002 Seattle Energy Code*
- DR 2-2003, *Automatic Switching for Lighting in Daylight Zones*

DRAFT: The following draft DRs were available for review through October 22, 2004:

- DR 5-2004, *Alteration and Repair of Unreinforced Masonry Chimneys* (superseding DR 8-2002)
- DR 6-2004, *Small Efficiency Dwelling Units* (superseding DR 11-96)

For further information, please contact Daphne Tomchak, (206) 684-7932, daphne.tomchak@seattle.gov.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at www.seattle.gov/dpd/notices. To receive an email posting alert, or a paper version of the Land Use Information Bulletin in the mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>).....	206-684-8850
Design Review Program	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>see note below</i> *).....	n/a*
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits	684-8464
Plumbing & Gas Piping Permits	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General	684-8950
Site/erosion control (<i>includes pre-construction</i> <i>conferences & first ground disturbance</i>).....	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director.....	684-8899
Community Relations.....	233-3891
Accounting.....684-7716	Billing 684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M,W,F: 7:30 am-5:30 pm; Tu,Th: 10:30 am-5:30 pm</i>	
Census Data (<i>population & demographics</i>)	615-0483
Code Compliance (<i>enforcement info</i>)	615-0808
Events & Classes.....	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>)	684-5174
Media Relations	233-3891
Microfilm Library	233-5180

Hours: M,W,Th,F: 9 am-4:30 pm; Tu: 10-4:30 pm

Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467

Hours: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm

Publications.....	684-8467
Site Development.....	233-7232
Sustainable Building.....	684-0806
Tech Support: Building Code (<i>1-4:15 pm</i>)	684-4630
Tech Support: Electrical Code (<i>see ASC hours</i>)	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15 pm</i>)....	684-7846
Zoning Info (<i>general, not site-specific</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family</i> *, <i>1-4:15 pm</i>) ..	684-8850

* Due to complexity of Seattle's Land Use Code, all other types of information must be obtained in person at the Applicant Services Center or online at www.seattle.gov/dpd/landuse.

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